IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE NE/S Brandy Springs Road, 600' W of Masemore Road ZONING COMMISSICHER 7th Election District 3rd Councilmanic District OF BALTIMORE COUNTY Donald L. Causey Case No. 88-163-SPH Petitioner

LINE TO AMEND ORDER

* * * * * * * * *

WHEREAS, an Order issued by the Zoning Commissioner for Baltimore County dated January 6, 1988 granted the Petitioner's requested relief subject to certain restrictions;

WHEREAS, the Petitioner is unable to comply with the time limitations set forth in Restrictions No. 2 and 3 of said Order and upon good cause shown;

/LIT IS HEREBY ORDERED by the Zoning Commissioner for Baltimore County this day of March, 1988 that the Petitioner be granted an extension of time to April 29, 1988 to comply with the requirements of Restrictions No. 2 and 3; and,

IT IS FURTHER ORDERED that all other provisions and restrictions of the Order dated January 6, 1988 shall remain in full force and effect.

Baltimore County cc: Mr. Donald L. C. ey

1215 Brandy Springs Road, Parkton, Md. 21120 Mr. William G. Ulrich Gerhold, Cross & Etzel

412 Delaware Avenue, Towson, Md. 21204

People's Counsel

File

NE/S Brandy Springs Road ZONING COMMISSIONER 500' west of Masemore Road 7th Election District 3rd Councilmanic District OF BALTIMORE COUNTY Donald L. Causey, Case No. 88-163 SPH Petitioner * * * * * * * * * * * *

IN RE: PETITION OR SPECIAL HEARING *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests an approval of the reconfiguration of four lots in the R-C 2 zone and the transfer of density units within those lots all which is more particularly described on Petitioner's Exhibit 1.

The Petitioner appeared and testified on his own behalf. He was supported by William G. Ulrich, Registered Professional Land Surveyor, and by his son, Ronald Causey. There were no Protestants.

Testimony indicated that the subject property is all zoned R.C.2. and consists of approximately 14.4 acres located off of Masemore Road and Brandy Springs Road. The Petitioner owns two parcels of ground, one of which has an existing dwelling unit which is the residence of the Petitioner. That lot with the existing dwelling unit is referred to as lot 3 on Petitioner's Exhibit 1. The larger parcel of ground indicated by the dark blue line on JiPetitioner's Exhibit 1 is proposed to be subdivided into three (3) lots indicated by the identifications new lot A, new lot B and new lot C. Petitioner's Exhibit "A" shows the resulting four (4) lots requested.

The testimony indicates that the Petitioner desires to subdivide the larger portion into three (3) lots as shown on Petitioner's Exhibit 1 and, furthermore, utilize one (1) density unit for each of the lots. The Petitioner testified that he intends to use the two density units that currently exist on the larger tract and to transfer one density unit from the smaller lot with the existing dwelling unit to one of the newly created lots out of

the larger tract. The result would be all four (4) resulting lots contain one (1) density unit each and would only be developed as single family development lot not increasing the total number of dwellings otherwise permitted on the two (2) existing lots.

As a result of the request of the Zoning Commissioner during the hearing on November 2, 1987, the Petitioner's engineer has provided the Commissioner with a revised drawing which has been accepted as Petitioner's Monibit"A". Petitioner's Exhibit "A" was specifically filed to indicate the boundary lines of new Lots A, B and C. These are the newly created lots out of the larger tract owned by the Petitioner. The Petitioner's engineer has prepared and filed real estate descriptions of newly created lots A, B and C which are made a part of this record and marked as Petitioner's Exhibits "B1", "B2" and "B3".

Based upon the evidence and testimony presented at the hearing and the additional exhibits filed after the hearing and made a part of the record in this matter, it is established that the requested relief desired by the Petitioner is within strict harmony of the spirit and intent of the Baltimore County Zoning Regulations and would not be detrimental to the health, safety and general welfare of the community. The testimony and evidence is clear and donvincing that the Petitioner's requested relief is and should be granted.

Pursuant to the advertising, posting of the property, and the public hearing on this Petition held, and for the reasons given above, the request relief should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____ day of January, 1988 the relief requested by the Petitioner in the Petition for Special Hearing, specifically to approve the reconfiguration of three (3) lots in the R.C.2. zone and the transfer of density units to each of those reconfigured lots, be and is hereby GRANTED from and after the date of . this Order, subject to the following which are conditioned precedent upon the relief granted herein:

> 1. That the Petitioner shall file a new subdivision plat indicating all of the comments and boundaries from the Petitioner,s Exhibits 1 and "A" in the Land Records of Baltimore County as a new record plat.

2. That the Petitioner file and record new deeds in the Land Records of Baltimore County for new lots A, B and C consistent with the descriptions provided with Petitioner's Exhibits "B1", "B2" and "B3" in the Land Records of Baltimore County within sixty (60) days from the date of this Order and, furthermore, the new deeds shall set forth that the lots may not be subdivided and that only one single family dwelling unit may be constructed thereon.and the four deeds shall reference this decision as Zoning Commissioner case #83-163-SPH.

3. That a copy of the required record plat and deeds, set forth in paragraphs 1 and 2, above, be filed with the Zoning Commissioner within sixty (60) days from the date of

4. That the comments be complied with to the satisfaction of the Division of Water and Sewer of the Department of Environmental Protection and Resource Management.

BALTIMORE COUNTY

Ecc: Peoples Counsel

PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a

Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the re-configuration of lots in an RC-2 Zone

Property is to be posted and advertised		i i
I, or we, agree to pay expenses of the above ing of this Petition, and further agree to and ar- tions of Baltimore County adopted pursuant to the	e to be bound by the zoning regu	lations and resime-
	I/We do solemnly under the penalties of are the legal owner(s) which is the subject of) of the propertion:
Contract Purchaser:	Legal Owner(s):	N-10
:	DONALD L.	Chusey W- 2
(Type or Print Name)	(Type or Print Name)	& Cours
Signature	Signature	
Address	(Type or Print Name)	
City and State	Signature	
Attorney for Petitioner:		
	1215 BRANDY SPRINGS	RD: 343-101
(Type or Print Name)	Address	Phone No.
Signature	PARKTON MD. 21120 City and State	
Address	Name, address and phone number tract purchaser or representative	
City and State	Name	
Attorney's Telephone No.:	Address	Phone No.

required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-

out Baltimore County, that property be posted, and that the public hearing be had before the Zoning

Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

day of November 19 87 at 2:00 o'clock

Zoning Commissioner of Baltimore County

I HEREBY CERTIFY that on this 2nd day of October, 1987, a copy of the foregoing Entry of Appearance was mailed to Mr. Donald L. Causey, 1215 Brandy Springs Rd., Parkton, MD 21120, Petitioner.

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER

:::::::

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-

captioned matter. Notices should be sent of any hearing dates or other

the reedings in this matter and of the passage of any preliminary or

DONALD I. CAUSEY, Petitioner : Case No. 88-163-SPH

OF BALTIMORE COUNTY

People's Counsel for Baltimore County

Peter Max Zimmerman Deputy People's Counsel

Room 223, Court House Towson, Maryland 21204

NE/S Brandy Springs Rd., 600' W

of Maser re Rd., 7th District

PAUL G. DOLLENBERG FRED H. DOLLENBERG

GERHOLD, CROSS & ETZEL CARL L. GERHOLI PHILIP K. CROSS Registered Professional Land Surveyors 412 DELAWARE AVENUE WILLIAM & ULRICH TOWSON, MARYLAND 21204 GORDON T. LANGDON 823-4470

June 26,1987

Zoning Description

All that piece or parcel of land situate, lying and being in the Seventh Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same in the center of and at the western end of Brandy Springs Road and designated as coordinate value 10,092.51 North and 9,463.71 East as shown on the Plat of Lot No. 3 Brandy Springs Addition which plat is recorded among the Plat Records of Baltimore County in Plat Book E.H.K. Jr. No. 45 folio 61 said point of beginning also being Westerly 600 feet measured along the center of Brandy Springs Road from the center of Masemore Road, running thence and being the 10.73 Acres parcel of land known as the Remainder Donald L. Causey Tract and shown on the aforesaid Plat of Lot No. 3 Brandy Springs Addition.



W Ilean Is. Ulruch

PETITION FOR SPECIAL HEARING

7th Election District - 3rd Councilmanic District Case No. 88-163-SPH

LOCATION:

Northeast Side of Brandy Springs Road, 600 feet West of Masemore Road

DATE AND TIME:

Monday, November 2, 1987, at 2:00 p.m. PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Special Hearing to approve the re-configuration of lots in an R.C. 2 Zone

Being the property of <u>Donald L. Causey</u>, as shown on plat-plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

> J. ROBERT HAINES ZONING COMMISSIONER OF BALTIMORE COUNTY

27-28 D

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY

ENT OF BALTIMORE COUNTY
Person, Maryland

FF - 163 - 5PH

District. The Deter of Posting 10 - F - 57

Posted for: Donald I Caused Springs Pred 100'W

Location of property: NE S Brands Springs Pred 100'W

Location of Signer NE vide of Brandy Springs Rend 1

Appears Foo' West of Masemore Pred

Remarks:

Posted by A Datata Date of return: 10 - 23 - 87

Signature

Thumber of Signes

CERTIFICATE OF PUBLICATION

PETTION FOR
SPECIAL HEARING
7th Election District
3rd Councilmanic District
Case No. 88-163-SPH

LOCATION: Northeast Side of
Brandy Springs Road, 600 feet
West of Masemore Road

DATE AND TIME: Mont on November 2, 1987 at 2:00 p.m.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland

The Zoning Commissioner of Baltimore County, by authority of the
Zoning Act and Regulations of Baltimore County, will hold a public hearing:
Petition for Special Hearing to approve the re-configuration of lots in an R.C. 2 Zone
Being the property of Donald L.
Causey, as shown on plat plan filed with the Zoning Office.
In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of

must be received in writing by the date of the hearing set above or made at the hearing.

By Order Of
J. ROBERT HAINES

TOWSON, MD., Oct 15, 1987

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on Oct 15, 1987

THE JEFFERSONIAN,

Susan Senders Obrect

PETITION
AND PROCESS OF THE PROCESS OF T

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearlor.

Petition for Special Hearing to approve the re-configuration of lots in an R.C. 2 Zone

Peing the property of Donald L. Causty, as shown on plat plan filed with

In the event that this Pulition(s) is

peel period. The Zorting Commissioner will, however, entertain any request for a stay of the isosance of axid permit during this period for good cause shown. Such request

> BY ORDER OF J. ROBERT HAINES ZONING COMMISSIONER OF BALTIMORE COUNTY

3482-M05290 Oct. 14

CERTIFICATE OF PUBLICATION

TOWSON, MD., Oct.14, 1987

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on Oct. 14, 1987

TOWSON TIMES

Susan Sender Obrect

28-163-89¢

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this

J. Robert Hains

Petitioner Petitioner's Receiv

Chairman, Zoning Plan Advisory Committee BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE

AMOUNT

RECEIVED W Ulan Work
FASM:

B 8 115 *** *** 35 10 1 a 82 6 5 F

VALIDATISM OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE 11/2/87 ACCOUNT R-01-615-000

SIGN & POST

MANAY RETURNED AMOUNT \$ 98.69

Mr. Ronald M. Causey, 1215 Brandy
RECEIVED Springs Rd., Parkton, Md. 21120
PROM:

ADVERTISING & POSTING COSTS RE CASE #88-163-CPH

FOR:

B 8127*****9865:2 =0226F

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

J. ROBERT HAINES
ZONING COMMISSIONER

. October 28, 1987

Mr. Donald L. Causey 1215 Brandy Springs Road Parkton, Maryland 21120

RE: PETITION FOR SPECIAL HEARING
NE/S Brandy Springs Rd., 600' W of Masemore Rd.
7th Election District - 3rd Councilmanic District
Donald L. Causey - Petitioner
Case No. 88-163-SPH

Dear Mr. Causey:

This is to advise you that \$98.69 is due for advertising and posting of the above property. This fee must be paid before an

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please make the check payable to Baltimore County, Maryland, and remit to Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

J. Robert Haines

J. ROBERT HAINES

Zoning Commissioner

JRH:med

Mr. Donald L. Causey 1215 Brandy Springs Road Parkton, Maryland 21120 September 29, 1987

NOTICE OF HEARING

RE: PETITION FOR SPECIAL HEARING
NE/S Brandy Springs Rd., 600' W of Masemore Rd.
7th Election District - 3rd Councilmanic District
Donald L. Causey - Petitioner
Case No. 88-163-SPH

DATE: 2:00 p.m.

DATE: Monday, November 2, 1987

PLACE: Room 106, County Office Building, 111 West Chesapeake

Avenue, Towson, Maryland

J. ROBERT HAINES
Zoning Commissioner
of Baltimore County

JRH:med

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
October 16, 1987

COUNTY OFFICE BLDG. 111 W. Chesareaka Ave. Towson, Maryland 21204

Bureau of

Bureau of

Industrial

Development

Department of

Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Zoning Administration

State Roads Commissio

Mr. Donald L. Causey 1215 Brandy Springs Road Parkton, Maryland 21120

> RE: Item No. 550 - Case No. 88-163-SPH Petitioner: Donald L. Causey Petition for Special Hearing

Dear Mr. Causey:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Conces E. Difer Kilb

AMES E. DYER

Chairman

Zoning Plans Advisory Committee

JED:kkb Enclosures

cc: Gerhold, Cross & Etzel 412 Delaware Avenue Towson, Maryland 21204 BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO_____Mr. J. Robert Haines Date October 22, 1987
Zoning Commissioner

FROM... Mr. Norman E. Gerber, AICP, Director
Office of Planning and Zoning
SUBJECT. Zoning Petition No. 88-163-SpH

On the basis of the information available in the file, this office is unable to comment.

Norman E. Gerber, NICP, Director Office of Planning and Zoning

NEG/JH/jat cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel File

REGEIVED OCT 26 1987

ZONING OFFICE

Baltimore County Fire Department Towson, Maryland 21204-2586 494-4500

Paul H. Reincke Chief

Mr. Arnold Jablon

Zoning Commissioner

Office of Planning and Zoning

July 14, 1987

Baltimore County Office Building Towson, MD 21204

Dennis F. Rasmussen

Re: Property Owner: Donald L. Causey

Location: N/S Brandy Springs Rd., 600' +- W. of c/l Masemore Road

Item No.: 550

Item No.: 550 Zoning Agenda: Meeting of 7/7/87 Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required

to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an appropriate to be corrected or incorporated into the final plans for the property.

located at intervals or ___ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

EWER Out Joseph Kelly 7-14-67 App.
Prianning Group
Special Inspection Division

Fire Prevention Bureau

/jl

BALTIMORE COUNTY DEPARTMENT OF HEALTH Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

COMMENTS ARE AS FOLLOWS:

() Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.

Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.

() A permit to construct from the Division of Air Pollution Control is required

for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts

() A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.

() Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.

() Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support

() Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.

() If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

GERHOLD, CROSS & ETZEL

Registered Professional Land Surveyors

TOWSON, MARYLAND 21204

823-4470

Following-up the special hearing on November 2, 1987 when a transfer

our review. Please contact our office if there is a need for

of density was allowed and as per your direction the enclosed des-

c: Tions of Lots A, B and C and a plat of these lots are submitted

412 DELAWARE AVENUE

WWQ 1 4/86

WILLIAM G. ULRICH

DAVID E. RANSONE

GORDON T. LANGDON

November 4, 1987

Dear Sir:

ions.

truly,

William G. Ulrich

Wellan S. Ulmi

Mr. J. Robert Haines Zoning Commissioner

Towson, Maryland 21204

Baltimore County Office Building

Re: Item No. 550 - Case No. 88-163-SPH Petitioner Donald L. Causey

petition for special hearing

Barrier of the same of the forest of Ivadus and and

PAUL G. DOLLENBERG

FRED H. DOLLENBERG

CARL L. GERHOLD

ZONING OFFICE

Zoning Item / 550 Zoning Advisory Committee Mesting of July 7/987 () Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.) Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768. () Soil percolation tests (must be) conducted.

() The results are valid until Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required. (Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled. () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test shall be valid until ______is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples. () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. () Others ____

GERHOLD, CROSS & ETZEL

Registered Professional Land Surveyors

412 DELAWARE AVENUE

TOWSON, MARYLAND 21204

823-4470

Re: Special Hearing - Donald L. Causey , Brandy Springs Road

This letter is sent to you for the purpose of confirming our tele-

The new subdivision plat will be filed with the accompanying new

and be signed by this agency as required by current regulations.

existing underground fuel tank before approval by the department.

deeds and shall reference the decision of the Zoning Commissioner in case 88-163-SPH, said plat and deeds will be filed among the Land

Records of Baltimore County. The plat will comply to the satisfaction of the Department of Enfironmental Protection and Resource Management

To comply with the Health Department requirements we were required to relocate some percolation tests, test an existing well and test an

Due to the inclement weather in January and coordinating the percola-

tion tests, the well pump test and the fuel tank test we could not schedule the removal of the fuel tank until the second week in March. With three different companies we were not able to conform with the

We are asking with your approval on extension to April 29, 1988 to record the deeds and plats.

Should you have any questions concerning this matter, please do not

PARKATE X. KATRITATATORIX NEEL XXXX HASANI

WWQ 2 4/86

WILLIAM G. ULRICH

DAVID E. RANSONE

GORDON T. LANGDON

March 9, 1988

Dear Mr. Haines:

phone conversation.

Mr. J. Robert Haines

County Office Building

Towson, Maryland 21204

Case 88-163-SPH

Zoning Commissioner of Baltimore County

time requirements of your directive.

Department of Environmental Protection and Resource Management

FRED H. DOLLENBERS

Department of Public Works Bureau of Traffic Engineering Courts Building, Suite 405 Towson, Maryland 21204 494-3554



July 29, 1987

Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

Dear Mr. Jablon:

The Bureau of Traffic Engineering has no comments for items number 541, 542, 543, 544, 547, 548, 549, 550) and

Very truly yours,

Thishard Solumin Michael S. Flanigan Traffic Engineer Associate II

MSF:1t

MICHOFILMED,

MPORTANT MESSAG WHILE YOU WERE OUT 823-4470 PHONE NO. _ TELEPHONED PLEASE CALL CALLED TO SEE YOU WILL CALL AGAIN WANTS TO SEE YOU RETURNED YOUR CALL MESSAGE Case - Donald (auser) 8x-16357H Council (1-2334 Nill Will Will D. Manner W.

FOR THE MESSAGE

WHILE YOU WERE OUT

PHONE NO.

TELEPHONED

Associated L1-A2334

CALLED TO SEE YOU

WANTS TO SEE YOU

I'm Which surveys

PLEASE CALL

🖁 RUSH 🗈

RETURNED YOUR CALL

MESSAGE Alla Clarification

WILL CALL AGAIN

MPORTANT MESSEG · WHILE YOU WERE OUT Wallrick TELEPHONED PLEASE CALL CALLED TO SEE YOU -WILL CALL AGKIN WANTS TO SEE YOU

	FOR
	DATE
	·WHILE YOU WERE OUT
Asset Services	M William Ulaich
. :	OF
	PHONE NO. 823-4470
	TELEPHONED PLEASE CALL
	CALLED TO SEE YOU WILL CALL AGAIN
	WANTS TO SEE YOU RUSH
	RETURNED YOUR CALL
	MESSAGE
	Called again
	- Jacob again
	on tredet - 4:30
	SIGNED
	Associated L1-A2334 F* CT C TT E R PTT
	CI-2239 F 9 C 7 C 7 C 7 C 7 C 7 C 7 C 7 C 7 C 7 C

FEE-SIMPLE DEED-CODE-City or Coun

NO TITLE SEARCH NO CONSIDERATION

This Deed, Made this

in the year one thousand nine hundred and eighty-eight, by and between DONALD LOUIS CAUSEY

of Baltimore County RONALD M. CAUSEY

in the State of Maryland, of the first part, and

of the second part.

Witnesseth, That in consideration of the sum of One (1) Dollar and other natural love and affection (THERE BEING NO ACTUAL CONSIDERATION).

party of the first part

do es grant and convey unto the said party of the second part, his personal representatives,

heirs and assigns, in fee simple, all

that lot

of ground, situate, lying and being in , aforesaid, and described as follows, that is to say:-

The Seventh Election District of Baltimore County

Beginning for the xx

BEING the same property as described on the Exhibit entitled "Lot A" and shown specifically on the Plat as Lot "A" "Property of Donald L. Causey" which is Exhibit II and which indicates that this Lot may not be subdivided and that only one single family dwelling unit may be constructed thereon. Lots A, B, C have a right of ingress and egress over the area shown as the proposed future extension of Brandy Springs Road and agreed to relinquish title to said property to Baltimore County, Maryland for the purpose of said extension

Acres Landing

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
FONALD CAUSEY	1215 Brandy Springs Rd
	Parkton Md. 71120
Donald Consey	SAME AS ABOVE
William G. ULRICH	
Sorveyor	412 Delwars Ar
GERLOID CROSS - ETZEL	

ZONING OFFICE

hesitate to contact me.

Wellen G. Ulnich

Very truly yours,

William Ulrich

- Jan Daniel D.

MICHOLENED)

I DE TOTAL DE D

FEE-SIMPLE DEED-CODE-City or Count

NO TITLE SEARCH NO CONSIDERATION

This Deed, Made this

29th day of April in the year one thousand nine hundred and eighty-eight, by and between

DONALD LOUIS CAUSEY

of Baltimore County in the State of Maryland, of the first part, and

CATHERINE L. DEVINNEY

of the second part.

Witnesseth, That in consideration of the sum of One Dollar (\$1.00) and other natural love and affection (THERE BEING NO ACTUAL CONSIDERATION).

the said party of the first part

dc es grant and convey unto the said party of the second part, her personal representatives.

that lot

heirs and assigns, in fee simple, all

of ground, situate, lying and being in

PAUL G. DOLLENBERG FRED H. DOLLENBERG

The Seventh Election District of aforesaid, and described as follows, that is to say: Baltimore County

JOHN F. ETZEL

BEING the same property as described on the Exhibit Entitled "Lot B" and shown specifically on the Plat as Lot "B" "Property of Donald L. Causey" which is Exhibit II and which indicates that this Lot may not be subdivided and that only one single family dwelling unit may be constructed thereon. Lots A, B, C have a right of ingress and egress over the area shown as the proposed future extension of Brandy Springs Road and agreed to relinquish title to said property to Baltimore County, Maryland for the purpose of said extension.

FEE-SIMPLE DEED-CODE -City or Coun

NO TITLE SEARCH NO CONSIDERATION

This Deed, Made this

in the year one thousand nine hundred and eighty-eight , by and between

DONALD LOUIS CAUSEY

Baltimore County

in the State of Maryland, of the first part, and

DONALD LOUIS CAUSEY

of the second part.

Witnesseth, That in consideration of the sum of One Dollar (\$1.00) and other natural love and affection (THERE BEING NO ACTUAL CONSIDERATION).

the said party of the first part

do es grant and convey unto the said party of the second part, his personal representatives,

heirs and assigns, in fee simple, all that lot

of ground, situate, lying and being in

The Seventh Election District Baltimore County

, aforesaid, and described as follows, that is to say:-

Beginning forthe

B EING the same property as described on the Exhibit entitled "Lot C" and shown specifically on the Plat as Lot "C" "Property of Donald L. Causey" which is Exhibit II and which indicates that this Lot may not be subdivided and that only one single family dwelling unit may be constructed thereon. Lots A, B, C have a right of ingress and egress over the area shown as the proposed future extension of Brandy Springs Road and agreed to relinquish title to said property to Baltimore County, Maryland for the purpose of said extension.

WILLIAM G. ULRICH

GORDON 7. LANGDON

GERHOLD, CROSS & ETZEL Registered Professional Land Surveyors 412 DELAWARE AVENUE TOWSON, MARYLAND 21204

PAUL G. DOLLENBERG FRED M. DOLLENBERG

823-4470

entitled thereto of Brandy Springs Road as heretofore laid out on the Plat of Brandy Springs Addition and Section 1 Brandy Springs which road leads in an easterly direction from the above described property to Masemore Road.

Subject to and together with the proposed future extension of Brandy Springs Road as laid out on the Plat of Lot 3 Brandy Springs Addition which plat is recorded among the Land Records of Baltimore County in Plat Book E.H.K.Jr. No. 45 folio 61.

Being a part of the parcel of land which by a deed dated October 11, 1980 and recorded among the Land Records of Bal timore County in Liber E.H.K.Jr. No. 6217 folio 46 was conveyed by Donald Louis Causey and Merriles O. Causey, his wife to Donald Louis Causey.

WILLIAM G. ULRICH

GERHOLD, CROSS & ETZEL 412 DELAWARE AVENUE TOWSON, MARYLAND 21204

823-4470

All that piece or parcel of land situate, lying and being in the Seventh Election District of Baltimore County, State of

Beginning for the same at the beginning of the second line of the parcel of land which by a deed dated October 11, 1980 and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 6217 folio 46 was conveyed by Donald Louis Causey and Merrilee C. Causey, his wife to Donald Louis Causey, said beginning also being at the southeasternmost corner of the Remainder of Donald L. Causey Tract as shown on Plat of Lot No. 3 Brandy Springs Addition and recorded among the Plat Records of Baltimore County in Plat Book H.H.K.Jr. No. 45 folio 61 and thence running with and binding on the second, third and part of the fourth lines of the aforesaid parcel of land which was conveyed by Causey to Causey and on the lines of the aforesaid Plat of Lot No. 3 of Brandy Springs Addition, the three following courses and distances viz: North 87 degrees 51 minutes 44 seconds West 337.66 feet, South 18 degrees 56 minutes 20 seconds West 359.28 feet, South 18 degrees 56 minutes 20 seconds West, binding on the Westernmost end of Brandy Springs Road, 12.53 feet, thence binding in the right of way of the proposed future extension of Brandy Springs Road as shown on the aforesaid Plat of Lot No. 3 Brandy Springs Addition, by a line curving to the right having a radius of 687.50 feet and an arc distance of 335.02 feet (the chord of said are bearing North 53 degrees 04 minutes 25 seconds West 331.71 feet), thence leaving said proposed future extension of Brandy Springs Road and running for lines of division the two following courses and distances viz: North 44 degrees 15 minutes 32 seconds East 413.7 feet and North 80 degrees 10 minutes 30 seconds East 417.00 feet to intersect the first line of the aforesaid parcel of land that was conveyed by Causey to Causey and thence running with and binding on a part of said first line, South 6 degrees 00 minutes 00 seconds East 228.66 feet to the place of beginning.

entitled thereto of Brandy Springs Road as heretofore laid out on the Plat of Brandy Springs Addition and Section 1 Brandy Springs property to Masemore Road.

Subject to and together with the proposed future extension of Brandy Springs Road as laid out on the Plat of Lot 3 Brandy Springs Addition which plat is recorded among the Land Records of Baltimore County in Plat Book E.H.K.Jr. No. 45 folio 61.

Petitioner's Ephibit "B1"

CARL & GERHOLD PHILIP K, CROSS JOHN F, ETZEL WILLIAM G, ULRICH GORDON T. LANGDON

Lot A

and described as follows to wit:

Registered Professional Land Surveyors 412 DELAWARE AVENUE TOWSON, MARYLAND 21204

823-4470

All that piece or parcel of land situate, lying and being in the Seventh Election District of Baltimore County, State of Maryland

Beginning for the same at the beginning of the fifth line of the parcel of land which by a deed dated October 11, 1980 and re-

corded among the Land Records of Baltimore County in Liber E.H.K.Jr.

No. 6217 folio 46 was conveyed by Donald Louis Causey and Merrilee O. Causey, his wife to Donald Louis Causey, said point of beginning also being in the center of and on the westernmost end of Brandy Springs

Road as shown on the Plat of Lot No. 3 Brandy Springs Addition which

plat is recorded among the Plat Records of Baltimore County in Plat Book E.H.K.Jr. No. 45 folio 61 and running thence and binding on said fifth line and on the centerline of the proposed future extension of

Brandy Springs Road, 50 feet wide, as shown on the aforesaid Plat of

Brandy Springs Road, 50 feet wide, as shown on the aforesaid Plat of Lot No. 3 Brandy Springs Addition, the three following lines viz: by a line curving to the right having a radius of 700 feet and an arc distance of 341.98 feet (the chord of said arc bearing North 53 degrees 06 minutes 36 seconds West 338.59 feet) and by a line curving to the right having a radius of 625 feet and an arc distance of 356.06 feet (the chord of said arc bearing North 22 degrees 47 minutes 38 seconds West 351.26 feet and North 6 degrees 28 minutes 24 seconds West 36.42 feet to intersect the lest line of the aforesaid parcel of lend which

feet to intersect the last line of the aforessid parcel of land which

was conveyed by Causey to Causey, thence running and binding reversely

on a part of said last line and reversely on the ninth line of said parcel of land, the two following courses and distances viz: South 80 degrees 10 minutes 30 seconds West 275.00 feet and South 54 degrees 35 minutes 45 seconds West 92.81 feet to the beginning of the second line

of the parcel of land which by a deed dated November 10, 1981 and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr.

last lines of said parcel of land, the three following courses and distances viz: South 54 degrees 35 minutes 45 seconds West 61.47 feet,

South 35 degrees 24 minutes 15 seconds East 472.26 feet and North 59 degrees 11 minutes 19 seconds East 61.66 feet to the end of the seventh line of the aforesaid parcel of land which was conveyed by Causey to

Causey, thence running and binding reversely on said seventh line and

distances viz: North 59 degrees 11 minutes 19 seconds East 222.33 feet

reversely on a part of the sixth line, the two following courses and

the aforesaid proposed future extension of Brandy Springs Road having a radius of 712.50 feet and an arc distance of 348.96 feet (the chord of said arc bearing South 53 degrees 08 minutes 40 seconds East 345.48 feet to intersect the last line of the parcel of land which by a deed

dated September 23, 1985 and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 7021 folio 442 was conveyed by Merri-

lee O. Causey to Donald Louis Causey and thence running and binding reversely on a part of said last line, North 18 degrees 56 minutes 20 seconds East, binding on the westernmost end of Brandy Springs Road

and North 50 degrees 53 minutes 09 seconds East 12.50 feet, thence

running for a line of division and binding in the right of way of

No. 6360 folio 20 was conveyed by Glen L. Durst and wife to Donald Louis Causey, thence running with and binding on the second, third and

GERHOLD, CROSS & ETZFI

Nov. 4:, 1987

as shown on the aforesaid Plat of Lot No. 3 Brandy Springs Addition, 12.53 feet to the place of beginning.

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CARL L GERHOLI PHILIP K. CROSS

JOHN P. ETZEL WILLIAM G. ULRICO

GORDON T. LANGDON

Containing 3.672 Acres of land more or less.

GERHOLD, CROSS & ETZEL

Registered Professional Land Surveyors

412 DELAWARE AVENUE

TOWSON, MARYLAND 21204

823-4470

Together with the right and use thereof in common with others entitled thereto of Brandy Springs Road as heretofore laid out on the Plat of Brandy Springs Addition and Section 1 Brandy Springs which road leads in an easterly direction from the above described property to Masemore Road.

Subject to and together with the proposed future extension of Brandy Springs Road as laid out on the Plat of Lot 3 Brandy Springs Addition which plat is recorded among the Land Records of Baltimore County in Plat Book E.E.K.Jr. No. 45 folio 61.

Being a part of the parcel of land which by a deed dated October 11, 1980 and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 6217 folio 46 was conveyed by Donald Louis Causey, his wife to Donald Louis Causey.

Being a part of the parcel of land which by a deed dated September 23, 1985 and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 7021 folio 442 was conveyed by Merrilee -O. Causey to Donald Louis Causey.

Being all of that parcel of land which by a deed dated November 10, 1981 and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 6360 folio 20 was conveyed by Glen L. Durst and

Ofetitioner's Ephilit "83" Registered Professional Land Surveyors

Nov.4, 1987

Maryland and described as follows to wit:

Containing 3.891 Acres of land more or less.

Together with the right and use thereof in common with others which road leads in ameasterly direction from the above described

Being a part of the parcel of land which by a deed dated October 11, 1980 and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 6217 folio 46 was conveyed by Donald Louis Causey and Merrilee O. Causey, his wife to Donald Louis Causey.

GERHOLD, CROSS & ETZEL Registered Professional Land Surveyors 412 DELAWARE AVENUE TOWSON, MARYLAND 21204 Nov.4, 1987 823-4470 All that piece or parcel of land situate, lying and being in the Seventh Election District of Baltimore County, State of Maryland

and described as follows to wit: Beginning for the same at the beginning of the parcel of land which by a deed dated October 11, 1980 and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 6217 folio 46 was conveyed by Donald Louis Causey and Merrilee O. Causey, his wife to Donald Louis Causey, said beginning also being at the north-easternmost corner of the Remainder of Donald L. Causey Tract as laid out on the Plac of Lot No. 3 of Brandy Springs Addition which plat is recorded among the Plat Records of Baltimore County in Plat Book E.H.K.Jr. No. 45 folio 61 and thence running and binding reversely

on a part of the last line of the aforesaid parcel of land which was

conveyed by Causey to Causey and on part of the lines of the aforesaid

of Lot No. 3 of Brandy Springs Addition, South 80 degrees 10 the centerline of the proposed re extension of Brandy Springs Road, thence binding on the centerof the proposed future extension of Brandy Springs Road, 50 feet. , as shown on the aforesaid plat, the two following lines viz: South 6 degrees 28 minutes 24 seconds East 36.42 feet and Southeasterly by a line curving to the left with a radius of 625 feet and an arc distance of 356.06 feet (the chord of said are bearing South 22 degrees 47 minutes 38 seconds East 351.26 feet) to the and of the fifth line of the aforesaid parcel of land which was conveyed by Causey to Causey, thence running and binding reversely on said fifth line and on the center-line of the proposed Future Extension of Brandy Springs Road as shown on the aforesaid plat, by a line curving to the left with a radius of 700 feet and an arc distance of 341.98 f. et (the chord of said arc bearing South 53 degrees 06 minutes 36 seconds East 338.59 feet) to the end of the fourth line of the aforesaid parcel of land which was conveyed by Causey to Causey, thence running and binding reversely on a part of said fourth line and on the westernmost end of Brandy Springs Road as shown on the plat of Plat of Lot 3 of Brandy Springs Addition, North 18 degrees 56 minutes 20 seconds East 12.53 feet, thence leaving said road and fourth line and running for a line of division in the right of way of the future extension of Brandy Springs Road, by a line curving to the right having a radius of 687.50 feet and an arc distance of 335.02 feet (the chord of said arc bearing

North 53 degrees 04 minutes 25 seconds West 331.71 feet, thence leaving

said future extension of Brandy Springs Road and running for lines of division, the two following courses and distances viz: North 44

degrees 15 minutes 32 seconds East 413.37 feet and North 80 degrees

10 minutes 30 seconds East 417.00 feet to intersect the first line

of the aforesaid parcel of land which was conveyed by Causey to Causey and thence running and binding reversely on a part of said first line

North 6 degrees 00 minutes 00 seconds West 130.34 feet to the place of

Containing 3.891 Acres of land more or less.

Together with the right and use thereof in common with others



